MINUTES PLANNING COMMISSION **FEBRUARY 7, 2019** LAKEWOOD CITY HALL 7:00 P.M. **AUDITORIUM**

(Recorded minutes not available)

The meeting was called to order at 7:00 p.m.

1. Introduction and Oath of new member, Kyle Krewson. Deferred until the March 7 meeting.

2. Roll Call

Members Present

Others Present

Kyle Baker, Vice Chair Lou McMahon, Chair

Katelyn Milius, City Planner, Secretary Jennifer Swallow, Executive Assistant Law Director

Monica Rossiter Bryce Sylvester, Director

A motion was made by Mr. Baker, seconded by Ms. Rossiter to EXCUSE the absence of Kyle Krewson. All of the members voting yea, the motion passed.

ADD-ON: Election of 2019 Chair and Vice-Chair

A motion was made by Ms. Rossiter, seconded by Mr. Baker to ELECT Mr. McMahon as 2019 Chair. All of the members voting yea, the motion passed.

A motion was made by Ms. Rossiter, seconded by Mr. McMahon to ELECT Mr. Baker as 2019 Vice Chair. All of the members voting yea, the motion passed.

4. Opening Remarks

Ms. Milius read the opening remarks.

3. Approve the Minutes of the January 3, 2019 Meeting

A motion was made by Mr. Baker, seconded by Ms. Rossiter to APPROVE the minutes of the January 3, 2019 meeting. All of the members voting yea, the motion passed.

NEWBUSINESS

RECOMMENDATION TO DESIGNATE

Docket No. 02-02-19 1456 and 1470 Warren Road **Board of Education**

> Elizabeth Corbin Murphy, FAIA, Perspectus Historic Architecture, presents an application and recommendation to designate the properties located at 1456 Warren Road and 1470 Warren Road, Board of Education complex, (PPN 314-04-063) as an historic property (HP), pursuant to Chapter 1134. The property is located in a C3 - Commercial, General Business district. (Page 2a)

Alice Sloan, Perspectus Historic Architecture, applicant was present to explain the request.

Administrative staff had no additional comments and supported the request. Public comment was taken. Administrative staff spoke to the benefits of the designation, and a letter of support was introduced (made part of record). The members also supported the designation.

A motion was made by Mr. Baker, seconded by Ms. Rossiter to **DESIGNATE** the property as an historic property (HP), the exterior only. All of the members voting yea, the motion passed.

ADD-ON:

PLANNED DEVELOPMENT

7. Docket No. 09-28-18 14519 Detroit Avenue One Lakewood Place

George Papandreas, Carnegie Management and Development Corp., applicant requests the review and approval of a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces, pursuant to section 1156 – planned development. (Page 44)

Administrative staff recapped the past meetings.

George Papandreas, Carnegie Management and Development Corp., applicant, Greg Soltis, RDL Architects, and Marie Dowling, Behnke Associates were present to explain the request.

The members asked about food trucks and trees, having a stage versus a walk-though space, selection process of landscape materials and trees, public restroom facilities. Administrative staff spoke about the letters received from the public (made part of record).

Public comment was taken.

A motion was made by Mr. McMahon, seconded by Ms. Rossiter to **RECEIVE AND FILE** the item. All of the members voting yea, the motion passed.

PLANNED DEVELOPMENT

6. **Docket No. 02-03-19**

13701 and 13901 Detroit Avenue and 1406 Wyandotte Avenue Detroit and Bunts Market Rate Apartments

Jerome Solove, Jerome Solove, Development, Inc., applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is located in a C3, Commercial, General Business district. (Page 26)

Administrative summarized an outline/guide to the evening's presentation.

Jerome Solove, Jerome Solove, Development, Inc., applicant was present to explain the request.

The members asked about the 20%, the ingress and egress on Wyandotte, suggested a traffic study considering the traffic from Raising Cane's Chicken Fingers establishment, suggested softening the southern edge and embracing the neighborhood, close the street, and what changes were needed to be made.

Public comment was taken. Below are the expressed concerns:

- Include a traffic study
- Parking
- Sewers
- Traffic on Bunts pedestrian safety
- Placement and size of building
- Trash access on Bunts internalize
- Building is out of scale, three to four stories in height
- Setbacks are out of context
- Fire Department emergency access
- Parking on Wyandotte
- · Left and right turns onto Detroit and Bunts will be difficult
- Speeding problem on Wyandotte near Madison
- Height of buildings
- Consider an underground two-story parking garage
- Traffic will create a problem getting out of driveway
- Sign placement for no left turn onto Bunts
- Emergency vehicle access if street is closed
- Not pedestrian friendly
- Crosswalk up the street not safe
- No greenspace neighborhood becomes a bathroom for dogs
- Design straight lines
- Not transitional, integration needed
- · Car lights from garage
- HVAC and AC unit placement
- Transition down
- Adequate buffers, setbacks
- Sensitive to abutting land uses: dog park, pool
- Continuous sidewalks walking across street to garage
- Safe and sensitive
- Required parking, for visitors
- Eased into neighborhood
- Pool next door to windows/noise
- Scale, scope and size too big for property
- Too big, encourage home ownership
- Geil waiting on train tracks queue length
- Reduce size
- Big, two entrances
- Key swipes for tenants' entry to garage
- Visitor parking sections
- Security concerns
- Close proximity to houses
- "Pet friendly" no green space but tree lawns
- Pedestrian safety for high schoolers
- Goes against the zoning code
- Evening traffic rush on Bunts line of traffic on Bunts/Detroit
- Driveway on Detroit and Bunts
- GetGo driveway unsafe already, more confusion is added
- Noise from pool no buffer
- Urine odor from dog park
- Noisy

• Worried about noise complaints from apartment residents hearing work at Bruce's Automotive

A motion was made by Mr. Baker, seconded by Ms. Rossiter to **DEFER** until the March 7, 2019 meeting. All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. McMahon seconded by Mr. Baker to **ADJOURN** the meeting at 10:00 P.M. All of the members voting yea, the motion passed.

3-7-/9
Signature Date





PRINT NAME:



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

SIGN NAME:

1. ALICE SLOAN	alice L. Stoan
2 Nicolle Duffy	Micole m. wally
3. Jeone Regardines	Carreger Nunge
4 GREG SUMS	
5. Mare Dowling	Behnke Assoc.
6 Jesse Stedle	1488 Marlowe Ave
7 MATHORBORGON	1 4 0 1 0
& Jerone Solove	
, BHAKTI BANIA	allera
10. anne Keeloj	anneKeelos
11. Chaiga Herberger	PAUL BEEGAN
Prepared by: The City of Lakewood Law Departn	nent, 12650 Detroit Ave., Lakewood, Ohio 44107
FOR CITY U	SE ONLY
Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Cit Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement App	
	ebruary 7, 2019



PRINT NAME:

1 Young Hannan



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

SIGN NAME:

2. Greg Copnor	Lapan Spi
3. CAROL FLEMMING	Carol Flemmer
4. Tom MINERNE	Jan Mah
5. MICHAEL ANDREWS	Michael Andr
· Michelle Mitchell	2
7. Ron WAWH	Mush
8. Amy Menta	Tony What
, MARTIN JOVES	Montra fre
10. John Litten	
11. W. W. S. C. C. C.	Ravil Kun
Prepared by: The City of Lakewood Law Departme	ent, 12650 Detroit Ave., Lakewood, Ohio 44107
FOR CITY USE	ONLY
Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citiz Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appe	
Date of Proceeding: Thursday, Fe	bruary 7, 2019





Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN,NAME:		
1. Steve Skuntzus	Lite		
2 Erica McGlynn	andre		
3. BOBNEFF	Box 2/P		
4. MARC PAUPPE	- And -		
5. PAUL FAIRDORG	PX		
BRUCE ESTANTAGEN	Buller		
7 Christine Stier	Ole 6		
8			
9	· · · · · · · · · · · · · · · · · · ·		
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Prepared by: The City of Lakewood Law Departm	ent, 12650 Detroit Ave., Lakewood, Ohio 44107		
	E ONLY		
Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:			
Date of Proceeding: Thursday, February 7, 2019			

Cor	nside	erations for Nomination: (Check all that apply to the property)					
	 Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States; The location is the site of a significant historic event; Associated with a person or persons who significantly contributed to the historic development of the City; Exemplifies the cultural, economic, social, archeological, or historic heritage of the City; Reflects the environment of a group of people in an era of history characterized by a distinctive 						
		architectural style;					
	(6)	6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;					
\boxtimes	(7)	(7) The work of an architect or master builder whose individual work has influenced the development of the					
	(8)	City; (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a					
\boxtimes	(9)	significant architectural style or technological innovation; (9) Possesses a unique location or singular physical characteristics representing an established and familiar					
	(10	visual feature of a neighborhood, community or the City; 10) The likelihood of yielding information important to the understanding of prehistory or history.					
Add	ditio	onal Considerations: (Must meet both for eligibility)					
		Must have a high degree of historic integrity, without excessive lo Must have an internal historic cohesiveness in the sense of a shar historical development, a shared architectural style or design, or a evolution of architectural styles over a period of time.	ed common his	tory of its inhabitants,			
Lak	ewo	ood Heritage Advisory Board Review Date: December 6, 2018	Action:	Approved			
Dat	e of	f Planning Commission Review (Eligibility): January 3, 2019	Action:	Approved			
Dat	e of	f Planning Commission Review (Designation): February 7, 2019 _ F	Action:	Approved			
Pla	nnin	Ville Co.	lesign guideline December 6, 20 Date				
			- E-W-LL-132-P				
Pla	nnin	ng Commission approved the designation of the historic property o	r historic distric				

Date

Signature of Planning Commission Chair

Milius, Katelyn

From:	lan Andrews <iandrews@lakewoodalive.org></iandrews@lakewoodalive.org>

Sent: Thursday, February 7, 2019 4:19 PM **To:** Milius, Katelyn

Subject: LakewoodAlive Support for Liberty Development at BOE

Dear Katelyn,

I write today to express LakewoodAlive's support for Liberty Development in the effort to list 1456 & 1470 Warren Road on the National Register of Historic Places and well as pursue both state and federal tax credits for the project.

Historic preservation is a pillar of LakewoodAlive's mission to foster and sustain vibrant neighborhoods. We applaud and celebrate the efforts Liberty is taking to reimagine and preserve the former Board of Education campus. LakewoodAlive is in currently in the process of establishing the Downtown Historic District which this property would be part of.

Historic buildings help a community retain its charm and appeal while symbolically showing that the community and developers celebrate the past with forward-looking investments.

We enthusiastically support this nomination and I will be happy to further discuss if you wish.

Sincerely,

Ian Andrews
Executive Director

Sent from my phone

From: To: Daniel Pruitt
Planning Dept

Subject:

Lakewood Neighbors-8 story Apt.Building Wednesday, February 6, 2019 5:05:12 PM

Dear Board,

I was taken aback when I read your recent letter that was placed on my front porch on Giel Ave. My wife and I are long term residents in Lakewood having owned our 1254 Giel Ave home for the past 25 years. We raised our two daughters, enjoyed walking the streets for 8 years with our Vizsla and now we have three grandsons who love to go to the city park as well as the little park on Merl Ave. I travel 6-7 days a week south on Giel from our home to the intersection of Giel and Detroit.

For the past 8 years I have headed toward to my business on Athens at the Lake Erie Screw Factory between the hours of 9 and 10am. I also go back in the evening during the week and sometimes on week ends for classes I teach usually around 6:30pm. Over the last 5-6 years the intersection of Giel and Detroit has become more congested for several reasons, first because of increased traffic during these hours and secondly because of the parking on Giel in front of the four story apartment building on the east side of Giel at the Detroit and Giel intersection and on the west side of Giel and Detroit where there is a small cluster of several businesses with limited in and out parking all empting into and out on to Giel or Detroit.

Cars and other vehicles park right up to the corner and it is very difficult to see to turn onto Detroi from Giel. There is increased pedestrian and bicycle traffic and in today's world those folks do not stop and look at the oncoming traffic or attempt to make eye contact to maintain a safe crossing. They believe they have the right away and when they continue crossing at the intersection with out looking it creats a potentially dangerous situation for drivers and pedestrians.

I completely agree with the specific concerns identified in your letter and with no hesitation will **not** support this project for the reasons I have identified and the concerns the Planning commission has identified.

I woould appreciate being kept in the loop regarding all activities and updates regarding this pending project.

Sincerely, Daniel Pruitt

Daniel Pruitt Studios L.L.C.

www.danielpruittstudio.com

Become a fan on Facebook www.facebook.com/pages/Daniel-Pruitt-Studio/249766591744742

Follow me on Twitter www.twitter.com/danielgpruitt

Felix Hernandez

To:

Planning Dept; Milius, Katelyn

Subject: Date: 8 Story Apt Bldg by Detroit and Parkwood Thursday, February 7, 2019 2:28:16 PM

Good afternoon,

First thank you for allowing us to voice our concerns.

It is absolutely necessary to close Parkwood at the complex to make it a dead end street. It will make the neighborhood safer and increase our property values.

As of right now we have seen cars, trucks and business trucks etc., speed up and down our street at all hours of night and day. The increase of cars caused by those families living in the apartment would make it worse along with people visiting them.

It would also be great if they were required to put stickers on their windshields so they don't park on our street.

My other concerns are the following:

Lakewood city schools are already congested and the classrooms are full. I don't understand the vision the city has for families. We should be seen less large apartment complex and not more. The schools are simply not keeping up with the population increases.

The grocery store in our area is small and during an extreme weather emergency they are cleaned out. I don't want to imagine what it would be during a disaster.

I recently moved into the neighborhood within the last six months and didn't move in or purchase my home thinking it would be fantastic to live near an apartment complex and congested street. My taxes were also increased by 25%!

Lastly what is Lakewood doing for the infrastructure? I lived before in area in Lakewood with less schools and business away from downtown and we had fiber optics for internet, phone and cable. Now we are smack in the heart of it all with inferior cables. What is Lakewood doing to make it better for our neighborhood?

Thank you sincerely,

Felix Hernandez

Sent from my iPhone

Matthew T. Viola

To:

Sylvester, Bryce

Cc:

Butler, Kevin; Milius, Katelyn; Jerry Solove; Alex Solove

Subject:

Apartment Development - Detroit Avenue - Solove

Date: Attachments: Wednesday, February 6, 2019 4:34:44 PM Letter to Sylvester - Solove Detroit Ave Project 2-6 (K0717998x7AC2A).pdf

Bryce,

Please see the attached letter. We look forward to the meeting tomorrow night.

Take care. Matt

Matthew T. Viola | Partner | Chair, Real Estate

KJK

1375 East Ninth Street | 29th Floor | Cleveland, Ohio 44114

Direct: 216.736.7253 | Mobile: 440.463.9054 | Email: mtv@kjk.com

www.kjk.com

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Matthew T. Viola | Partner - Chair of Real Estate Practice Group

Direct: 216.736.7253 | Cell: 440.463.9054 | mtv@kjk.com

One Cleveland Center | 1375 East Ninth Street 29th Floor | Cleveland, Ohio 44114-1793

Main: 216.696.8700 | Toll-free: 888.696.8700 | Fax: 216.621.6536

VIA EMAIL ONLY (BRYCE.SYLVESTER@LAKEWOODOH.NET)

February 6, 2019

City of Lakewood

Attn: Bryce Sylvester, Dir. of Planning and Development 12650 Detroit Avenue

Lakewood, Ohio 44107

Re:

High-End Apartment Development - Detroit Avenue (between Bunts Road and

Wyandotte Avenue)

Applicant: Jerome Solove Development, Inc.

Dear Bryce:

As you know, I represent Jerome Solove Development Inc. ("Solove"), and have specifically been requested to assist in the possible rezoning and development of property along Detroit Avenue, between Bunts Road and Wyandotte Avenue (the "Project"). I want to start this letter by saying that it has been a pleasure to discuss the Project with you so far, and my client feels the same way. The City has been helpful to date and we look forward to continuing the approval process, including the Planning Commission meeting tomorrow, Thursday, February 7, 2019. This letter is certainly not intended to be confrontational or question you or the City in any manner. I am solely writing this letter in response to a call we had the other day in which you mentioned that the Project could not be built under the current zoning. While I agree that the exact proposed Project could not be built based upon the current zoning, I submit that a development extremely similar (in terms of use, scale, and setbacks) to the Project as currently proposed and submitted to the City could be built. I only feel it is necessary to make sure everyone understands the current zoning and process being undertaken by Solove.

Certainly, Chapter 1156 (Planned Development) of the City's Ordinances (the "Code") is admirable and, in my experience, rarely seen in Northeast Ohio. I believe that the Planned Development zoning classification allows for great flexibility and should be held out as an example of how a municipality can work to allow for development in an innovative and high-class manner. Although I started assisting on the Project only recently, it is my understanding that the Project has always been discussed in terms of rezoning the underlying property under the Planned Development Ordinances at the guidance and suggestion of City staff. I hope that the City will agree that the proposed Project reaches the goals set out in Chapter 1156 of the Code. However, this letter is not intended to try and go through the Planned Development Ordinances or the City's "Community Vision" and show how the Project will comply (which I believe it does), but it is just to make sure everyone understands the current zoning on this property, and what could happen with a potential development on this site as a matter of right.

As it stands today, almost all the site is zoned C3 (General Business District) under Section 1129.01(c) of the City Ordinances. Under Section 1129.02 of the Code, that specific classification allows certain permitted uses, such as a "mixed use structure", a hotel/motel and an assisted living facility (amongst many other permitted uses). Applying the C3 zoning specifically to this site, it could be developed as a





Main: 216.696.8700 | Toll-free: 888.696.8700 | 216.621.6536

mixed use structure or a hotel. I acknowledge that under a mixed use structure, there could be no dwelling units on the ground floor (see Section 1129.12 of the Code); provided, however, the first floor could be a permitted commercial use with the remainder of the building being dwelling units. And, if it was developed as a hotel under the C3 zoning, there would be no ground floor restriction. In fact, my client has been able to develop similar projects in Columbus under hotel zoning. In addition, it is important to note that a proposed building <u>under the C3 zoning can be up to 120 feet tall</u> (much taller than the currently proposed 88 feet) (see Section 1129.07 of the Code).

Regarding setbacks, the minimum side yard depth when adjacent to residences is 10 feet (which the Project complies with), which is derived from Section 1129.06 of the Code. It was mentioned by City Planning and Development staff that an issue would be that the rear yard setback would need to be one-half (1/2) the height of the building. However, it's my understanding from other projects that corner and "through" lots (such as we have with this property) do not have rear yards, but only front and side yards. I believe this situation exists even in other parts of Lakewood. There is only a very small portion of the Project that would have a rear yard (on the east side of Parkwood abutting the rear of lots on Wyandotte), but otherwise, it consists only of front and side yards.

In summary and in my opinion, my client or some other developer could, by right under the City Code, construct something very similar to the Project utilizing the current C3 zoning. In fact, I believe someone could build something even taller and without the type of proposed amenities. Furthermore, a future developer could put something on this property that is less desirable and not as high-end.

Again, this is not intended to change anything that my client intends to present to the City. We remain committed to attempting to obtain approvals under the Planned Development zoning, and hope to bring a beautiful and successful new first-rate residential project to the City that squarely achieves many aspects of the City's "Community Vision".

I request that you please forward this letter to all those at the City involved in the approval process, such as the City Council, Planning Commission and Architectural Board of Review, so that everyone is aware of the flexibility afforded this property under its existing zoning classification.

Sincerely,

Matthew T. Viola, Esq.

M UR_

cc: Jerome Solove

Alex Solove

Kevin Butler, Esq. (via email – kevin.butler@lakewoodoh.net) Katelyn Milius (via email – katelyn.milius@lakewoodoh.net)

Patricia Neff

To:

Planning Dept; Milius, Katelyn

Subject:

FW: SOLOV

Date:

Thursday, February 7, 2019 10:07:51 AM

From: Alec Furlan [mailto:aleonef@hotmail.com]
Sent: Wednesday, February 6, 2019 7:43 PM

To: Bpneff1443@att.net; Michelle Mitchell <mmitchell.327@gmail.com>; Alicia Templeton <alicia.templeton1@gmail.com>; Tyler Templeton <tyler.templeton382@gmail.com>;

SteveSkantzos@gmail.com

Subject: SOLOV

We live on Wyandotte avenue and are concerned about the SOLOV development. It is unfortunate that the developer feels an 8-story building is acceptable for the neighborhood. A structure that is lumbering well above those that currently exist. Ideas of multi-family dwellings with market value pricing wet the palates of people who think "potential". What about the "potential" which is the current progression, that is young families restoring older houses in this area? What kind of incentive does a structure like this obelisk garner?

What other than praise can we throw in its direction without seeming counter to a "vision" a vision that is seen as advancing the greater good of the community, right?

I hope the architectural board only considers colonial-esc proposals, as that is, those that fit in with the Lakewood vision.

Integration into the neighborhood? Lakewood just opened the Recreation center at the high school and this is something I utilize regularly.

The REC center at the proposed "dwelling" is one example of community dis integration.

Another drawback is the increased traffic.

We can integrate more traffic into the neighborhood, that's fine if it's the kind of incentive driving community leader's decisions. Driving increases retail participation resource elimination with parking space complications.

What about the already tricky maneuvering it takes to pull onto Detroit? Visibility of east and westbound traffic can be disastrous when exiting Wyandotte.

The street parking already seems to be at a minimum.

I hope the developer plans to accommodate enough spaces for the residents and their guests. No matter if "empty nesters" and "millennials" don't drive as much. Hogwash!

The Educators and old dealership properties do need to be developed.

Soliciting, on the cities part to invite more cohesive plans, like the plans that already exist, they already do, and are within our limits, our city limits, just look around. The vision seems revolutionary, right? But developers have had to propose ideas forever.

The Elbur Avenue Apartments that integrate nicely in my opinion are owned by Vanguard why don't council members propose to SOLOV a style similar to this?

Additionally, a factor that seems to play into the developer's decision to go high, is the failure to acquire the Bruce's auto property. The city should think about the importance of a busy intersection like this and how it presents itself. If Lakewood is in any position to change this business owners mind they should. Not offered enough money? The city should meet his demands and pony up if SOLOV is going to be inflexible.

A development here would need to have extensive plantings, Green space is a minimum in Lakewood. Solov seemed to address this, however street hardy and even regularly maintained plantings should be used, as in a way to keep in check their dedication to such an endeavor.

Please council represent! Alec Furlan, Jen Gusik. 1540 Wyandotte

Sent from my iPhone

From: To:

Ruth Higgins Milius, Katelyn

Subject:

Fwd: Apartment complex at Bunts/Det

Date:

Wednesday, February 6, 2019 2:18:13 PM

----- Forwarded Message -----

Subject: Apartment complex at Bunts/Det Date: Wed, 6 Feb 2019 14:03:21 -0500

From:Ruth Higgins <<u>Sunshineruth@ameritech.net</u>>

To: Planning@lakewoodoh.net, Kaaatelyn.Milius@lakewoodoh.net

We live at Wyandotte and Franklin, the proposed property for the complex at Bunts to Wyandotte along Detroit would cause a tremendous increase in traffic on Wyandotte and all the affected area. This is a huge safety issue for all those that reside on this street along with Bunts and Parkwood. The traffic is already steady with speeding up and down the this narrow street. There are so many young families with children on these streets.

Parking alone is already a problem.

IF you must have a new complex at least make it condo's so the people moving there actually care about the neighborhood. Three stories should be the absolute limit of size. Eight stories of an apartment building is outrageous for this area.

We keep being told our water and sewers are beyond capacity NOW and you want to add how many more people to this???!!

We understand wanting to provide a good place for young people to live but I do think you should consider the people that already DO live here and what such a development would mean for us. Lakewood is already the most congested area of our size between Chicago and New York!! Why why would you want to add this to our city. There are certainly better sites for such a project. Please consider the consequences for your actions.

Ruth and James Higgins

1543 Wyandotte Ave

Lakewood OH 44107

From: To: Holly Knisely Milius, Katelyn

Subject: Date: Solove Project Wednesday, February 6, 2019 3:30:26 PM

Hi Katelyn,

As a homeowner on Parkwood Rd, I have serious concerns about the proposed Solove project on the former Spitzer and Educator's Music properties. I am not opposed to the development of the properties or apartments. However, I am worried about the enormity and design of the project as proposed and what impact it may have on the surrounding neighborhoods.

- Safety: Increased vehicle traffic in the area poses a risk for pedestrians and bike riders. In addition, the residents and guests of the apartments who must walk across Parkwood to access their vehicles in the parking garage are in danger of an accident.
- Transition into the Neighborhood: There is almost no buffer or transition between the proposed complex and single family homes. The proposed buildings will dwarf the surrounding homes and may take away the charm and neighborhood feeling that makes our area desirable.
- Traffic: The addition of an additional 300+ vehicles from the apartment residents, staff, and visitors may add to traffic congestion and make side roads busy during rush hours.
- Parking: If the parking garage cannot fit all of the resident, staff, and visitor vehicles, then they will need to park on the street. Street parking is already at a premium on side streets and Detroit.
- Nuisances: A pool and dog park situated right next to single family homes shows no consideration for current residents . The immediate neighbors will be subjected to the noise and odor generated by these amenities being in such close proximity to their homes.
- Utilities: I have concerns that the water and sewer infrastructure won't be able to handle such an increase in volume within a small area.

Thank you in advance for listening to my concerns about this project as it is currently proposed. The addition of a new apartment building to the city is certainly attractive to the city from a financial standpoint. I ask you to please consider the integrity of the surrounding neighborhoods as the city examines this project.

Best Regards, Holly Knisely 1506 Parkwood Rd

William J. Gaydos Sylvester, Bryce

To: Cc:

Milius, Katelyn

Subject:

Spitzer/Solove Proposed project

Date:

Thursday, February 7, 2019 12:20:44 PM

Dear Bryce, Katelyn and Planning Commission,

I was at the original discussion of this project at City hall in Dec or Jan, which is on the Planning docket this evening. At that meeting, in a very engaging Lakewood community manner, there was good discussion and interaction. The following are a few comments and opinions I have relative to this project.

I am strongly in support of the proposed project concept in general. Based on the nature of the existing poor eyesore Spitzer property which causes significant negative external obsolescence factors to both the adjacent residential and commercial corridors, redevelopment of this site is crucial. With the upscale apartment complex appearing/assuming to be within the scope of the current zoning with the current owner being effectively (with permits and process approval) allowed to build a project of this scope, it appears to me that it would be a viable project. A project of the proposed quality and scope would likely enhance the re-development market enthusiasm for the Detroit corridor going east. It is also of significant importance that this is reported by Mr. Solove to be a portfolio project for his family corporation being developed and managed by the property owner. It is reported to not being built for resale nor is it reported to be requesting any City assistance in the project.

I understand the immediate neighbors being concerned with the scope of the massing (which the original massing presentation being rather intimidating, as they often are). Some of the neighbors are comfortable with the status quo relative to being adjacent to the defuncted car dealership and have made ovations to move. Change is very hard for all. Sadly we would not want to loose good neighbors, however when this project is completed I am quite confident that it will enhance the appeal of the immediate neighborhood VS the existing car lot. I do not think adjacent residential property values will likely be negatively impacted going forward. If well done as proposed the immediate neighborhood would likely be positively impacted. EVERY new redevelopment project including the Get Go, McDonalds, Drugmart, etc. met with strong neighboring property though property values or market appeal did not decline of adjacent streets, though admittedly not of the same scope. Additionally However, the properties adjacent to the Westerly 11 story project on Manor Park are not negatively impacted by its existence and sell quickly for top dollar, Even during the \$36m in extensive renovations and construction that has occurred over the past 5+ years.

That said, I feel the massing is rather dramatic toward the residential southern side of the site. I would urge the process to consider more boldly massing the project toward the north along Detroit (which would likely offer more units with significant view amenities) and soften the impact to the south adjacent to the existing residences. Additionally consider a floor of units above the parking garage. This appears to have been well orchestrated with the Lakewood One site from the original bold dramatic massing to the more softened proposal that was preliminarily approved by the PC last month and before you this evening. This took strong partnering with neighbors which I urge to occur with this project also.

Another item that seemed to be a concern of some folks at the prior meeting was the impact of these very upscale units on the existing housing and apartment rental markets. It is my opinion at this time relative to current market conditions that these units will not be adverse to the existing rental market but likely enhance it. It is imperative for all to understand that the Solove proposed project is creating an upscale rental market that DOES NOT EXIST in Lakewood. This market will enhance the appeal of the other market segments in Lakewood. The prospective tenants for these upscale new amenity units would not be looking for typical older Lakewood doubles, duplexes, apartments or single family detached rental properties. As such the new proposed units would not draw from that market segment.

Lastly, Mr. Solove often referred to similar developments in Grandview Heights, Ohio. This is VERY similar to Lakewood being a competitive vintage inner ring Columbus community. It is a tight vintage community with an eclectic mix of property types/vintage which I have frequented for many years. His knowledge of developing in this type of community and marrying old with new in a give market segment is very important.

Please call with any questions, thanks for your consideration.

Bill

William J. Gaydos, SRA
William J. Gaydos & Assoc., LLC
Real Estate Appraisers & Consultants
14714 Detroit Ave. #202
Lakewood, Ohio 44107
wgaydos.com
216 529-1966

Christopher Herzner

To:

Planning Dept; Milius, Katelyn; bpneff1443@att.net; aleonef@hotmail.com; steveskantzos@gmail.com;

mmitchell.327@gmail.com; tyler.templeton382@gmail.com; alicia.templeton1@gmail.com

Cc:

Chris Piazza

Subject: Date: 8 Story Apt Bldg & 5 Story Garage Tuesday, February 5, 2019 8:20:22 AM

Dear Lakewood Planning Committee, Commission and Planners,

I live on Wyandotte Avenue, only 9 houses from the proposed development. I've lived on this street for over 20 years. In addition, I am a Urban Planner by Degree, and work for a Real Estate Development Company (In Lakewood). I've attended a few early City meetings on this proposed development. Though I will be out of town for the Planning Commission meeting, I needed to have my voice heard.

I do not mind a development in this area, However there are several key things I do mind and some serious lack of judgement on the development layout itself.

- 1. Personally, I think 5 and 8 stories is way too much for this development in this particular location. It's seems to put a Height jump where there really isn't anything near it with such heights. Yes, the 3 story Apt/Retail building is fine and looks fine against the adjacent residences. Maybe 4 Stories is more acceptable.
- 2. Currently when I am pulling out of Wyandotte Avenue, I have a hard time seeing any cars coming from both east and west. I've actually been hit pulling out and nearly daily get close to getting hit again. Safety of your residences should be paramount. By adding more traffic, this situation could easily get worse.
- 3. A major intersection of Detroit and 140th really makes a statement about Lakewood and the direction of future development in this area. I know Bruces refused to sell, however, the current layout and design of these buildings wrapping around Bruces, makes for a horrible eye sore at one of the most prominent intersections within the City. I DO NOT think this shows well for the City and either try and work with Bruce's to create a better Development layout, or do not permit the development. The City will suffer for generations if this is permitted to be built in such a manner.
- 4. Lastly my concerns are parking for not the residences, but their visitors. They will all be forced to park on our streets, and we pay our property taxes so we can park on the streets, and some of us need those spaces available for our own selves or visitors. On street parking will be all taken up, leaving the Property OWNING and Tax paying residences with NO parking.

Overall I do not mind something new, but this development is too much for this location and a burden on those living around it.

Thanks

Chris Herzner & Chris Piazza

From: To: Mr Michael Daniels
Milius, Katelyn
8 Story Apt Building

Subject:

8 Story Apt Building

Date:

Monday, February 4, 2019 9:47:45 AM

My name is Michael Daniels and I live on Giel Ave in the Giel Apartments with my Girlfriend,

we've been here since 2008 and there's always been a parking problem here on Giel because

of the lack of parking.

Now I understand there's going to be an 8 story apt building on detroit ave?

With only a 5 story parking Garage? That's NOWHERE!! Near enough parking for 278 units.

Furthermore, we've had our fair share of crowding in this area and congestion also and

with an additional 278 units in this area, now your looking at even more crowding which

along with crowding come malicious trouble as well as possible drug activity, theft and God knows

what else that could come with this.

I certainly hope the Planning commision looks into these possible problems and not just the revenue

that will be taken in.

If the Lakewood Planning Commision only looks at the Revenue taken in, then they are NOT doing their Jobs

because with that many people comes a great many problems along with them.

Thank You; Michael Daniels

Planning Dept

To: Subject: Date: Milius, Katelyn; Sylvester, Bryce FW: 8 Story APMT. Building & Garage Wednesday, February 6, 2019 12:04:36 PM

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Maggie Eiben [mailto:mkayeiben@gmail.com]

Sent: Tuesday, February 5, 2019 5:13 PM

To: Planning Dept

Subject: 8 Story APMT. Building & Garage

Good Evening,

I am writing to you as a neighbor, Lakewood born and bred citizen, as well as an employee of the Lakewood City Schools. I am a tried and true "Lakewoodite" if you will and love this city. I currently live on Bunts Road, in between Franklin and Detroit. Lately, I have been getting a lot of letters concerning the new projected project for the Spitzer and Educator's property on Detroit. At first, I was excited that someone wanted to turn the current eyesore into something great for the city. However, as the news of the projected plan has trickled out I am now a member of the concerned party.

As for the amenities and such, those do not concern me. My largest concern is the sheer size of the apartment complex. 8 stories is extremely high. Especially compared to the residential houses and smaller buildings surrounding the area. I am leery of it sticking out like a sore thumb. Not only that, but I am also concerned with this new architecture not keeping with the beautiful rich history of our old buildings. I would be sad to see the charm of our Lakewood neighborhood overshadowed by some large modern monstrosity. Not only architecturally would this not fit in, but to have a large towering building in a residential area of the city just does not make sense. Yes ,we have some large buildings in the downtown area, however that is different. Not to mention most of those are an embarrassing eyesore as prime example. Myself, and many others, have always wished Lakewood would have been more strict in the past with building code regulations.

In addition to the overall lack of appeal for another random large apartment complex, I know with choosing to live on a busy street, one could say I have no room to talk about my worries of congestion. However, I would be worried for the sheer fact of school time commute and the restrictions it would have on students and their families trying to get to school. As well as, increasing the already strong impact on traffic and issues commuting on and from Bunts already.

I am speaking and writing as a concerned citizen. I have moved away from Lakewood in the

past, but only to come running back to this city I love. I am always encouraging and supportive of everything to beautify this city that I love, however I just don't think this project is it.

Thank you for your consideration in this and for listening to my concerns.

All the best,

Maggie Bacher Bunts Road Neighbor mkayeiben@gmail.com

Planning Dept

To:

Sylvester, Bryce; Milius, Katelyn; Harnocz, Alex

Subject:

FW: Development Proposal

Date:

Tuesday, January 22, 2019 3:18:14 PM

fyi

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Martin F. Jones [mailto:martin.f.jones@sherwin.com]

Sent: Tuesday, January 22, 2019 3:05 PM **To:** Planning Dept; katelyn.milivs@lakewood.net

Subject: Development Proposal

Dear Katelyn,

My name is Marty Jones and my family and I, (wife Peggy, sons Kevin and Peter), are reaching out to you and asking that you forward this to the planning commission and architectural review board to express our concerns and objections on the proposed apartment development at the intersections of Bunts-Parkwood-Wyandotte and Detroit Ave.

We have lived at 1521 Parkwood since 1993 and plan to stay as long as we can. (We are currently redoing our kitchen, so we have no plans to downsize as we become empty nesters).

While we would like to see some development here, this proposed project is not at all what we feel is appropriate for our neighborhood for a number of reasons.

The first issue is the size of this complex. An eight story apartment with an adjacent five story parking garage is way, way too big for this patch of available land. Something like the 2-3 story town homes that have been successful on the eastern end of Detroit would be much more appropriate and much less invasive on our blocks.

And to further that point, the town homes are more opportunities for home ownership vs. renting. An eight story apartment with proposed 278 units means increasing the people who rent in Lakewood by a significant margin. We would like to see more options for home ownership, and town homes provide that.

If not town homes, then retail could be considered. But this apartment idea, once completed, would be a huge wall, literally, at the end of the streets. We live in a neighborhood that embraces all the great things about Lakewood. This complex would eventually destroy the neighborhood and devalue the quality of life, not to mention the property values.

Which segues into the next objection, property and resale values. The developer actually stated in the initial

meeting that once completed, the values of the homes on the three streets would go up. That comment was met with loud laughter from the residents in attendance, knowing how silly it is to suggest that.

Prospective

home buyers would drive down the blocks, see the big wall/apartment, and not even stop to tour the homes

for sale.

Besides the physical size of the apartment and garage, other objections are the swimming pool and dog park

The locations of both are, like the building itself, crammed into small areas that make them impractical. And

they also invade on our neighborhood and blocks with noise, odor, commotion, etc.

The dog park in the metro parks is so loud, residents at street level on Wooster, etc have issues with it. If folks living hundreds of yards away complain about noise, imagine the potential noise level on our blocks.

Perhaps the biggest concern, from a safety stand point, is the traffic. Our blocks already have tremendous

amounts of cars using Parkwood and Wyandotte instead of Bunts. Which is understandable, because Bunts can back up to the point where it can take 2 to 3 light changes to get thru either Detroit or Franklin.

Putting at least 300 more drivers, and probably more, into this already congested area is unwise.

Not to mention that both St. Ed's and Garfield are a short distance away, and you have more safety concerns that go beyond our blocks.

The last point I would like to make is one mentioned earlier, and that is that Lakewood officials should be pursuing

residential projects that encourage ownership. We have over 50% of our residents as renters. While not diminishing their value and commitment to Lakewood, they do not have as much personal investment as owners do. That is true of any community. Again, Lakewood council, planning commission and other departments

should have ownership as a primary goal.

To sum up, we are against this development and are conveying this to you and the various boards and commissions. Mayor Summers himself said at a town hall meeting that if the proposed project does not work for Lakewood citizens and neighbors, it will not happen.

This project is not good for the Lakewood citizens for all the reasons cited and more. It is good for a developer

who lives in Columbus.

Our point we are making is that we encourage development, but responsible development that does not intrude on our lives. We all love living in Lakewood and have sung its praises over the years.

Do not make us regret that. This complex is too big and too invasive and you know it.

Please do the right thing and support the Lakewood citizens in this effort. We do not want an empty lot at Detroit,

but this proposal is overkill and alternative ideas need to be discussed and encouraged.

Thanks for your time and please respond back with any comments or questions.

Marty Jones The Sherwin-Williams Company PCG - Customer Complaint Coordinator Industrial Wood martin.f.jones@sherwin.com 216 534-2985 - Cell

Planning Dept

To:

Sylvester, Bryce; Milius, Katelyn; Harnocz, Alex; Nochta, Michelle

Subject:

FW: Luxury Apartments at Parkwood and Detroit Tuesday, January 29, 2019 2:57:19 PM

Date:

Printed and saved.

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: kelly murray [mailto:kelly.murray.13@gmail.com]

Sent: Tuesday, January 29, 2019 1:17 PM

To: Planning Dept

Subject: Luxury Apartments at Parkwood and Detroit

Hello, I am writing as I have had the speedy traffic on Giel as a concern for several years after the light was removed at Giel and Clifton. So many people "fly" down Giel as a cut through, especially food delivery people, since that time, and to even try to make a turn on to Clifton at peak traffic is difficult.

Turning on to Detroit is also quite difficult as it is hard to see oncoming traffic with so many large trucks often blocking the view lr parking wherever they can to deliver to local businesses.

With the additional news of the proposed luxury apartment complex, I am concerned that the traffic on Giel will be not only increased, but even more unsafe by volume and speed.

I hope that consideration will be given for Giel to have the traffic light back at Clifton and something done at the Detroit intersection. It's outrageous after school that students from LHS and St. Edward can barely cross with so many people turning and swerving.

The above are ongoing issues, the information regarding the proposed building has raised the alarm bell for traffic issues which have been too long ignored. I hope that the city will consider some means of traffic control to improve the daily lives and safety for its residents with or without this building.

Kelly Pallas 216-410-6347

Planning Dept

To:

Sylvester, Bryce; Milius, Katelyn

Subject: Date: FW: Proposed Development of Spitzer Property Tuesday, January 22, 2019 8:59:07 AM

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Amy Martin [mailto:amyfrancine@att.net] Sent: Tuesday, January 22, 2019 5:33 AM

To: Planning Dept; Milius, Katelyn

Subject: Proposed Development of Spitzer Property

Good morning,

I have been a resident of Parkwood Road for almost 20 years. The proposed development by JSDI (Jerome Solove Development Inc.) concerns me greatly. I would like to bring to you attention the most serious of those concerns.

The proposal consists of 3 buildings, one 8 story and one 5 story apartment building which will total 278 units and a 5 story parking garage containing 375 spaces. The density of this proposal on such a small footprint of land is more than the neighborhoods of Wyandotte, Parkwood and Bunts can bear. Parkwood and Wyandotte and both short-cut access routes for those drivers who don't want to wait for the traffic light at Bunts and Detroit. Bunts is already busy as not only being one of the main access roads between Madison and Clifton, but also as the site of Lakewood High School. Adding a possible 400 plus residents with 375 cars will only increase this traffic.

There is no surface parking included in the proposal to accommodate visitors to the complex. Parking is already problematic in Lakewood. Some people on our streets have short driveways and 1 car garages which are unable to handle their vehicles, so they park on the street in front of their houses. If there are no available parking spots at the development to handle visitors, then those homeowners will lose the spots on our streets to apartment resident visitors.

Above all, my major concern is for safety. The proposal in its current form has both the entrance to the apartment buildings and the entrance/exit ramp to the parking garage all located on Parkwood Road. People who live in the building between Bunts and Parkwood will have to cross Parkwood mid-street to walk to the parking garage. I believe that the increased traffic on Parkwood which will result from this development, combined with the number of people crossing the street to access their cars will compromise the safety of all involved. Also, with the stop light at Bunts and Detroit so close to Parkwood, imagine the impact that 375 additional cars will have trying to make either a right- or left-hand turn from Parkwood to Detroit. There will be gridlock during peak traffic times.

Lastly, I am discouraged that Parkwood Road will absorb the brunt of this project. With both apartment building entrances, the parking garage entrance/exit and the swimming pool all located on Parkwood, it seems that our residents are going be most negatively affected of all neighborhoods involved. The noise from the activity at the swimming pool alone will be unbearable during the summer months, when many of

us open our windows. Whenever a house on Parkwood is for sale, the listing always mentions that we are "one of Lakewood's most desirable streets". This development will take away that designation and could severely impact our resale values.

In reviewing Chapter 1156 on Planned Development, I have found several instances of where I believe this development will conflict with this code, namely 1156.02 (e) (4), 1156.03 (a) and (c), 1156.05 (d) and (g) (3), and 1156.05 (j) (3).

While realizing that development of this parcel is crucial, I feel that this particular proposal is much too dense for the amount of property involved.

Thank you for taking my concerns into consideration.

Amy F. Martin 1432 Parkwood Road

Donnald Heckelmoser Jr.

To:

Planning Dept; Milius, Katelyn

Subject:

Lakewood Planning Meeting: February 7th, 2019 - Statement

Date:

Tuesday, January 29, 2019 2:55:05 PM

Hello,

I wanted to send an e-mail in regards to the upcoming planning committee meeting on the 7th of February. I realize most of the communication you receive in regards to the proposed 8 story 278 apartment development on Detroit Avenue just south of Giel Avenue has been that of opposition. However, I wanted to submit my statement in favor of the development.

STATEMENT: I am a resident of Lakewood and live on Giel Avenue close to Detroit. I received, and have received communication through social media, and in my mail from other residents on the surrounding streets (see attached). I believe it is a small, but vocal opposition, and I did not want that small opposition voice to be amplified by the lack of a voice in favor of the development. I think it is well known that those in the opposition are much more vocal than those in favor of something and those in favor. In this case, I believe, those in favor are a majority.

I believe the development to be a much needed redevelopment project on this side of Lakewood, and will help to spur further investment in not only the surrounding apartment complexes, but storefronts along Detroit Avenue. I believe it will act as an economic driver for the section of Detroit from the traditional downtown section, to the new condo development closer to West 117th street. I also believe this type of market rate development is a perfect fit for a Lakewood that encourages a mix of side by side commercial and residential, and will continue to promote walk ability and not add a substantial amount of traffic if the right traffic calming measures are employed. In closing, the only consideration I would encourage to explore would be an additional traffic light at the corner of Parkwood OR Wyandotte, which ever street will have the parking garage exit (south of Detroit) and Giel Avenue (north of Detroit). END STATEMENT

I am not sure the process by which I can submit something for the record, but would be happy to submit this e-mail, and or just the statement for the record on the meeting. I am unable to attend due to a work engagement, but again want to emphasize that I am in favor. Thank you.

Donnald J. Heckelmoser Jr., MPA

Cell: (440) 476-6207 | Office: (216) 521-7260

Work: CEO/President: LSC Service Corporation; Barton Center Memorial Foundation; Barton Senior Center

Board Member - Brodies Good Vibe Tribe

E-mail: donn.heck@gmail.com

FaceBook: https://www.facebook.com/dheckelmoser

Twitter: @donnheck

From: To: Steve Mariakis

Planning Dept; Milius, Katelyn

Subject:

Parkwood Rd Project

Date: Tuesday, January 29, 2019 8:12:54 AM

Good morning to all,

In anticipation of the upcoming meeting regarding the proposed Parkwood development, I wish express my thoughts on the projects.

- 1.Dead end street for Parkwood. Regardless of the size of the development, I believe this is a deal breaker for me. Living 4 houses from Detroit, I would have no problem going south on Parkwood only to eventually go North to Clifton on my daily commute to downtown.
- 2.Transition height of development from Detroit in to neighborhood 3.Re configure parking for proposed development entry and exit to include Parkwood Wyandotte and Bunts, this will assist in the potential traffic problem on Giel.
- 4. Move the proposed pool and dog park to a more neutral internal space within the property
- 5. Replace the street lights on Parkwood with decorative posts and lights.
- 6. Determine the **minimal** level of development that Solove is able to "live with" and still make a profit. Although the property hasn't been sold in many years, the possibilities of multiple non desired businesses is an option depending on how Spitzer want to price the property. This can be a big piece of the puzzle
- 7. Possible tax abatement for the residents during the construction process.

As residents, we all want to see a new look at the end of our street. We were all hoping that it would be developed to have the look and feel of the Rockport Development with townhouses. I understand that the city wants a project like this to drive revenue and economic growth but Mr. Solove, the city and the residents needs to come up with a project that is satisfactory to all.

I understand that what we have been shown the ultimate final design is still a long way off but, we all have a vested interest in this as property owners and residents of of Lakewood.

Thank you for your interest and I look forward to meeting you in the upcoming weeks

Regards,

Steve Mariakis 1448 Parkwood

stevemariakis@gmail.com

Patricia Neff

To:

Planning Dept; Milius, Katelyn

Subject: Date: Planned Development of Bunts and Parkwood Monday, January 28, 2019 1:05:50 PM

Attachments:

BUNTS PARKWOOD DEVELOPMENT PROJECT.docx

Importance:

Hiah

Attached is our concerns regarding the planned development of Bunts, Parkwood and Wyandotte neighborhoods in Lakewood. This document contains excerpts of the city zoning document and our specific concerns with each section.

Patricia and Bob Neff 1429 Bunts Rd Bpneff1443@att.net

PLANNED DEVELOPMENT ISSUES

ZONING:

1156.01 PURPOSE

(a) Planned Development (PD)zoning is intended to encourage orderly development and redevelopment of property, while allowing more flexibility and creativity in design to achieve high quality, integrated site planning not otherwise possible under the constraints of normal zoning requirements without detriment to neighboring properties.

.Public Pool with outdoor party center approx. 17 feet from single residences.

.8 story building approx. 30 feet away from single residence.

Skylights in single residence costly to cover for privacy

.Dog Park 10 feet from the deck of single residence.

ALL CREATING LACK OF PRIVACY

(c) PD zoning is intended to work in conjunction with the proactive development of pocket parks, open spaces, and the creation of public spaces within the districts. PD zoning specifically discourages those uses that: promote a strip center development pattern, promote idle land and over parking, and detract from the image enhancement intentions of this district.

.Street parking on weekends and holidays when parking spaces not available for visitors. Overflow will impact Bunts, Parkwood, Wyandotte.

.Green space – What green space.

1156.02 LOCATION OF PLANNED DEVELOPMENT

(c) Grouping of uses permitted in other districts to create developments of compatible and mutually supportive activities is encouraged provided there are adequate buffers to adjacent properties of other uses and designs to promote compatibility and transitions to adjacent properties.

.8 story building 20 to 30 feet from multiple 2 story residences

.5 story garage at similar distance from Residences

(c3) Designs that provide appropriate buffers and transitions between areas with different land uses and development densities.

.8 stories to 2 stories within 17 to 30 feet is not by definition a transition. Several houses are directly affected.

(c4) Designs that maintain or enhance the appearance of neighborhoods by complementing neighborhood architectural character.

.8 story building with plain monolithic walls over 100 feet long and 8 stories high with no design breaks within 17 - 30 feet from single residences.

.The same plain design faces Detroit sidewalk.

. Plain flat 8 story walls overshadowing adjacent properties. Hinders light to those properties.

(c6) Designs that conserve areas of natural beauty and green spaces to the greatest degree possible consistent with accommodating new development.

Green space at a minimum. Largest proposed green space is a dog park which will not provide much green space and is 12 feet from single residence deck.

1156.03 STANDARDS FOR REVIEW OF A PRELIMINARY PD PLAN

(a) The proposed PD should contain uses that are sensitive to the abutting land uses and to the zoning designation which the PD is replacing. Mixes use within the planned development of within the same structure located in the PD is encouraged where appropriate.

.Dog park within 12 feet of private single residence.

- .Public pool and outdoor party area 11 feet from adjacent private single residence.
- (c) Adverse impacts on adjacent properties, including but not limited to increased traffic or noise, as described in Chapter 515 of the Ordinance, and visual impacts, shall be mitigated to the maximum extent feasible.
 - .Increased traffic to Bunts and Wyandotte.
 - .Increased both east and west on Detroit
 - .Direct access to Detroit denied to Parkwood residences due to proposed dead end to compensate for pedestrian walkway from 8 story building to parking garage.

(f2) Setbacks from adjoining residential uses. A Planned Development shall comply with any applicable zone district standards that require minimum setbacks from adjoining residential uses or properties as set forth in Chapter 1121 and 1123.

Noise from public pool and party center for 270 units plus guests 11 feet from a private single residence.

1156.05 DESIGN PRINCIPLES

The following Design Principles provide certain guidelines and requirements, as noted, in the design preparation of a Preliminary PD Plan.

(a1) Building and Site Design. Wherever feasible, buildings shall be designed to provide massing configurations with a variety of different wall planes. Plain, monolithic structures with long walls and roof plane surfaces are discouraged.

.Not only massive walls but the building will add great stress to an already outdated sewer system. Rain water normally soaked into the ground will now be forced into the sewer system along with water usage from another 270 family units.

- (a4) Buildings shall have well defined rooflines with attention to architectural detail. Consideration should be given to the prevailing pattern of roofs in the area surrounding and within the PD.
- (c) Vehicular Circulation and Access.
- (1) Circulation systems shall be designed to efficiently facilitate traffic flow, yet designed to discourage speeds and volumes that impede pedestrian activity and safety.
- (5) Safe and adequate site distances shall be provided at all intersections.
 - .Both buildings and garage encroach close to sidewalks, narrowing site lines for drivers entering Detroit from Wyandotte and Parkwood.
 - .The same lack of sight lines for access entrances/exits on Bunts and Detroit exists.
 - .Impact to Bunts for proposed access entrance across from Get-Go. Already delays at the Bunts/Detroit light exists.
 - .Proposal to dead end Parkwood at crosswalk to proposed garage will impact Parkwood residences direct access to Detroit. Will have to drive south on Parkwood, cross on Franklin to Bunts to reach Detroit road.

- (d) Pedestrian Access and Circulation.
- (d1) A coordinated pedestrian system shall be provided throughout the PD, including connections between uses on the site, and between the site and adjacent properties and rights-of-way.

(d3) Continous sidewalks or other pedestrian facilities shall be provided between the primary entrances to buildings, all parking areas that serve the buildings, pedestrian

facilities on adjacent properties that extend to the boundaries shared with the PD, any public sidewalk along perimeter streets, or other community amenities or gathering spaces.

.Public sidewalk along Detroit unnecessarily and perilously narrowed to support PD.

(d6) Open and public areas should be provided as a mixture of green space landscaping and hardscape pedestrian areas with a goal of (20) twenty percent of the site area.

.Majority of pedestrian area is hardscape (pool, party center) rather than green space. The only other green space will be dog park.

(e) PARKING

- (e2) The visual impact of parking shall be minimized through the use of interior landscaped islands and through dividing parking spaces into groupings.
- (e3) The edges of parking lots shall be screened through landscaping or other methods such as decorative fences.
- (e4) A minimum of (1) one off-street parking space shall be required behind each residential unit or garage. No garage openings shall be permitted onto public streets.

.One garage opening with restricted sight for 375 cars entering and exiting.

(f) Landscaping and Screening

(f2) Pedestrian access from adjacent residential streets is encouraged. The owners of residential property directly abutting rear yards, parking and loading areas of a PD shall be contacted and offered masonry screening and/or appropriately designed alternatives. PD applicants shall document meetings with abutting residential owners and the result of such meetings. The intent of this provision is for the applicant to involve nearby residents in the PD project. City staff shall assist in this process.

(f5) <u>Masonry wall or fence</u> . Masonry fences or walls shall be constructed with the finish side out and of any of the following materials:
(a) Native stone(b) Brick(c) Precast concrete panels with decorative finish or decorative concrete masonry
units. (d) In no case shall more than twenty-five percent (25%) of the area of the fence be erected with common smooth-face masonry units.
(f6) <u>Ribbed Metal panel fence</u> . Suitable finished to blend with the primary structure and supported by structurally sound metal frame.
(f7) <u>Vegetative screening</u> . Using plants and fence materials, vegetative screens may be proposed.
(f8) <u>Screening of roof-mounted equipment</u> . All roof mounted equipment that rises above the roofline of any building or structure.
(g) Streetscape Improvements.

(g1) A Streetscape Plan shall be submitted for the entire site. The Streetscape Plan shall address the relationship between vehicular and pedestrian traffic, pedestrian facilities, street and sidewalk lighting, landscaping, street furniture, trash receptacles, and transit stops.

(h) Service Area and Mechanical Screening.

(h1) The location of service areas and mechanical equipment shall be considered as part of the overall site design.

*Access road with entrance on Bunts (opposite the Get-Go drive) is an additional hazard.

Line of sight looking south on Bunts is hindered due to the closeness of the building to the sidewalk. This is already a high accident area due to traffic entering and exiting Get-Go.

.The same blind line of sight exists on Detroit road exit of the access road near Bruce' auto shop.

.Reduced sight lines impact Parkwood and Wyandotte due to, again, the building butting up to a narrowed sidewalk on Detroit.

(J) Lighting.

- (J1) A lighting plan shall be prepared, including a photometric illustration.
- (J3) Lighting shall be designed to avoid spillover onto adjacent properties through the use of cut-off shields or similar features.

(L)	Urban	Open	Space.

(L2) The guideline for PD open space us twenty percent (20%) of the project area.

1156.06 DEVIATIONS FROM OTHER REGULATIONS.

- (c) Additional standards specific to a PD.
- (c3) <u>Site Design.</u> The location, configuration, construction, manner and time of operation of off-street parking and loading areas, service areas, circulation systems, entrances, exits, open space, amenities, lighting, or other potentially detrimental influences shall be designed to avoid adverse effects on:
 - A. Residential uses within or adjoining the development;
 - B. Traffic congestion; and vehicular or pedestrian traffic.

(c4) Utilities. The proposed development shall provide, if possible, for underground installation of utilities (including electricity and telephone) within both public ways and private extensions thereof. Provisions also shall be made for acceptable design and construction of storm water facilities including grading, gutter, piping and treatment of turf and maintenance of facilities. Storm water facilities shall be designed and constructed in compliance with Ohio Environmental Protection Agency regulations and local ordinances.

From:

Julie Nichols

To:

Planning@Lakewood.net; Milius, Katelyn

Subject:

Proposed development at Parkwood/Wyandotte/Bunts

Date: Thursday, January 17, 2019 5:02:51 PM

I am a long time resident of Parkwood. My house is 2 houses from Detroit. I am contacting you to express some concerns I have with the proposed development.

My first concern is the size of the development for the space available. The proposal is for an 8 story building on the west side of Parkwood and a 5 story structure on the east side. I have reviewed Chapter 1156 on Planned Development and 1156.02(d) indicates the Commission will not automatically approve proposals that seek to increase density. Adding 275 units will increase the density considerably. 1156.02(e)(3) states designs should provide appropriate buffers and transitions between areas with different land uses and development densities. The proposed development would result in an 8 story building directly abutting two story homes with no transition between them. By abutting our house properties, it will also be counter to 1156.03(a) which states it should be sensitive to abutting land uses. 1156.03(c) references adverse impacts on adjacent properties including increased traffic and noise. The proposed development will include 375 parking spaces- increased traffic. It also includes a pool to abut Parkwood - increased noise. 1156.06(3) expresses concern for the impact of site design on traffic congestion and vehicular and/or pedestrian traffic. The proposed development would have 375 cars entering and exiting on Parkwood, thus, creating congestion and pedestrian safety concerns.

Thank you for your time and consideration of these concerns.

Julie Nichols 1432 Parkwood Rd From:

Ron Wank

To:

Milius, Katelyn; Planning Dept

Cc:

Summers, Mike; Anderson, David; O"Leary, Sam; Litten, John; O"Malley, Daniel; Thomas Bullock (thomas.bullock@lakewoodoh.net); George, Meghan; Rader, Tristan

Subject:

Solove Development at Bunts, Parkwood, Wyandotte and Detroit

Date:

Thursday, January 31, 2019 11:09:30 AM

As a resident of Parkwood I felt the need to write and let my feelings be known on the Development being proposed at the north end of our street. I attended the initial meeting in November and was surprised at the proposed size of this development. I have some points to share on this apartment complex.

- The height of the structure is overwhelming to the area surrounding it. It is a huge monolith that does not have any transition into the neighborhoods surrounding. It is designed to maximize profitability. There is nothing wrong with it being profitable, but it goes against Design Principles of the 1156.05, which states long walls and roof planes are discouraged.
- The landscaping shown in the proposal is totally inadequate to the size and scope of the project. The south end of the building basically abuts the property behind it. Looks like a couple of bushes and again no transition into the neighborhood.
- Instead of the pool being within the apartment complex itself, it is being place against the neighbor's property on the east side of Parkwood, with minimum landscaping. This will be a nuisance to that individual and others nearby.
- Safety. As presently constituted the crosswalk across Parkwood to reach the parking garage is approximately 300 feet south of the Detroit/Parkwood street crosswalk. Anyone making a turn onto Parkwood from Detroit will not be able to see any activity at that 2nd crosswalk until they are on it. The way people make left hand turns, they will also be blind to cars at the end of Parkwood looking to turn onto Detroit. I have almost been hit at this stop sign on a few occasions, due to the speed of the cars coming around the corner. This will be especially dangerous for residents going to the Parking Garage.
- The 5 story parking garage is open on the sides. Any vehicle going down at night with the lights on will have them shining into the residents home as they are going down. This will be a major annovance
- I would hope that the dog park is not being counted as green space. This is an irritant on many levels, first of all, it is up against the neighbor's property on Bunts. Second, it is quite a distance from the apartments on the side of the street where Spitzer is presently located. Those residents will probably just walk their dogs up Wyandotte or Parkwood.
- Despite Mr. Solove's assertion that traffic will just trickle out of his apartment complex, the traffic is going to be a major issue. The only egress is on Parkwood, which is a very narrow street. Presently to get onto Detroit Road is very difficult at certain peak times. This will only add to that issue. Also, where are the resident's guests going to park when they visit. Parkwood and Wyandotte both have a lot of street parking being used by the present residents.

The final thought I would like to leave you with is that this structure looks like something out of Central Planning in 1960's Moscow. It is just a huge monolith as presently constituted. The vast majority of residents that I have spoken to are not anti-development, but they are deeply troubled by the look and scope of this project.

Ron Wank

1525 Parkwood

Ron Wank Controller - Varbros

216-267-5200 ext 127

rwank@varbroscorp.com





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http://varbroscorp.com

From:

katherine trenholme

To:

Planning Dept; Milius, Katelyn

Subject:

Proposed development at Detroit and Bunts thru Wyandotte

Date:

Wednesday, February 6, 2019 1:25:25 PM

Good day,

As a resident of Parkwood Road, I am concerned about the proposed development on Detroit and Bunts through Wyandotte. The northern end of Parkwood is basically bungalows so to have an 8 story apartment building and a 5 story garage would totally overwhelm the neighborhood. Development is welcomed at that area but it should enhance the neighborhood. The proposed development definitely would not enhance nor blend in with the neighborhood of residential homes. There is no buffer zone around the complex.

Other concerns are the extra traffic and on street parking for visitors of the apartment complex created by having an additional 300 plus cars adding to the current congestion which already includes the high school and GetGo traffic. There are safety concerns with the parking garage entrance on Parkwood so near the Detroit intersection which would endanger pedestrians, bikers and other cars. Why can't the garage entrance be off Detroit as it is for other apartment complexes on Detroit.

And surely the proposed dog park could be relocated away from residential homes. I don't know of anyone who would want the noise and odors just on the other side of their fence.

Again, developing the former Ganley car lot is needed but not at the expense of overwhelming the existing neighborhoods of at least three streets. The proposed apartment complex needs to be downsized in order to blend in and become a positive addition to Lakewood.

Sincerely Katherine Trenholme 1449 Parkwood Rd

Sent from my iPad

Schwarz, Johanna

From:

Bach, Maureen

Sent:

Friday, February 8, 2019 9:34 AM

To: Cc: Amy Herberger Schwarz, Johanna

Subject:

RE: 2/7/2018 Planning Commission Meeting Speech for public record - Chaiya

Herberger 7th grade

Hi Amy,

Just confirming that I have received your daughter's speech and am sending it along to Johanna Schwarz in the Planning Department who produces the meeting minutes.

Thanks,

Maureen

Maureen McHugh Bach, MPH

Clerk of Council Lakewood City Council Ph: 216-529-6054

From: Amy Herberger [mailto:alherberger@hotmail.com]

Sent: Friday, February 8, 2019 9:19 AM

To: Bach, Maureen

Subject: 2/7/2018 Planning Commission Meeting Speech for public record - Chaiya Herberger 7th grade

Good morning- Here is a copy of Chaiya Herberger's speech- 2/7/2018 Planning Commission Meeting Speech for public record. Thank you for your help.

2/7/2018 - Planning Commission Meeting Speech

Hi, my name is Chaiya Herberger. I am a resident on Bunts Road. I have lived here all my life. I have seen Giant Eagle move, had a big empty parking lot for years, and now, I have a huge Get-go gas station on my corner.

It has impacted my life considerably.

We always are picking up trash, smelling gas fumes, hearing garbage trucks and now-because of the hospital closing - hearing lots of emergency sirens.

It affects my walk to school, my ability to play outside, and my parents ability to drive out of our driveway.

-Now we have a huge building complex in the developmental stage. As a kid, and a resident, Lakewood needs to finally consider **us**.

This all causes a lot of unwanted noise, smells and traffic for our family and the residents around, this stems from the lack of critical thinking in the development stage. I am talking about the placement and size of these buildings.

The residents need access to the street from their home.

Bunts is an emergency access route and already has to much unfiltered traffic that has no breaks. The dog park will be a loud and unwelcome experience for our family as well as the trash.

Why, in the plans, is the trash located on our street- Bunts ?(My Home)
I think you can be more creative with putting the trash within the facility and having the traffic averted to a less crowded street.

That's all I have to say. - Please keep Lakewood beautiful and be considerate of the people that live here. Design for the future of Lakewood, think outside your spacelook at your surroundings and build accordingly for the harmony of the neighborhood. Be creative, we all live here and we are all neighbors. Please respect my home, and many others. Trash, dogs and traffic are <u>not</u> welcome this time around. Thank you

The Betz Family

1439 Marlowe Avenue

Lakewood, Ohio 44107

To Whom It May Concern:

Thank you for reading our feedback letter regarding One Lakewood Place. We do appreciate and thank you for taking feedback and implementing some suggested changes. We have been impressed by the architectural firm thus far. We have attended two meetings for neighbors, and we have listened to/watched all posted meetings we have not attended. As residents of Marlowe Avenue between Detroit and Franklin (and near Detroit on the east side of the street), we are excited for the development directly across the street from our home. We are hopeful that the development will bring positive economic growth to the city, new commercial and residential space for folks interested in moving to Lakewood, encourage creative use of space, and improve Lakewood's walkability score as a result of new local businesses. We bought our house on Marlowe because we wanted to live in close proximity to downtown Lakewood restaurants, the library, preschools, parks, bakeries, coffee shops, delis, bike shops, healthcare providers, and so much more. We are certain that if the city and its development team take time to listen to and implement some of these concerns, this development project will be a success for every party involved in the process.

Based upon the most current renderings of the development, we want to offer a few suggestions to encourage conscientious decisions about how best to develop the parcel of land across from our family home. Below find some bulleted-points followed by questions that we would like answered with explanation:

*The Liner-Units- The current design seems too modern for the surrounding neighborhood. Can you revisit the design and consider a more "classic" image similar to the brownstones used as inspiration for the project? Where will the new liner units be in relation to where the current hospital is located? Where will the trash and recycling for those units be located?

*New Road between Marlowe and Belle- As one of five single-family residential units directly across from the newly proposed road between Marlowe and Belle, our greatest concern is the entrance/exit for the road. As Marlowe has residential homes directly across from this proposed road (and Belle does NOT have residential homes directly across from the proposed road), we are concerned about dense traffic, light pollution from cars and buildings in our front windows, and the less than appealing views from our property down the new road and into the back side of the new property. It seems that a simple solution to keep Marlowe's side feeling like a neighborhood would be keeping the Belle side entrance/exit for the new road and only having an entrance on the Marlowe side. The five single-family residential homes on Marlowe may struggle with greatly increased traffic especially at peak hours whereas no one on Belle would experience this same potential struggle because no residential units exist directly across from the new road. If you cannot eliminate the entrance/exit on Marlowe, our second choice would be intentional landscaping choices on the residential or development side of Marlowe near our homes that would prevent some lights from being directed at homes. Is the city willing to consider landscaping that will help reduce car lights directed at the front of our home? Is the city considering making the Marlowe side entrance only an entrance for the development? What is the status of the traffic study for the north side of Marlowe near Detroit? Can the city consider the aesthetic of the new proposed road and the surrounding buildings which will directly affects views for five residential homes on Marlowe? Will you consider updated street lighting similar to Arthur Avenue for all of Belle and Marlowe between Detroit & Franklin?

Regards,

Kristin K. Betz

Joseph R. Betz



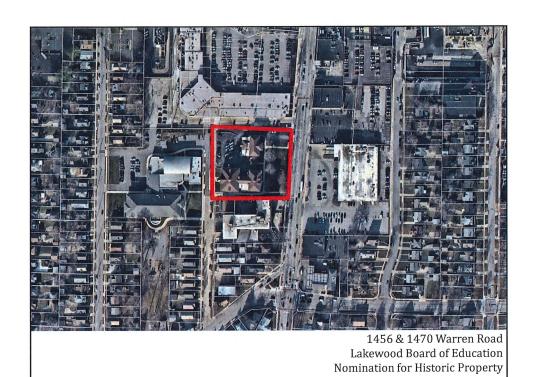
Request

1134.03(b): Designation of a Historic Property

The Heritage Advisory Board may propose to the Commission nominations of a building as an HP Proposals for nomination must be on one or more standard publicly available forms promulgated by the Heritage Advisory Board. A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

Designation applies only to the exterior of the building. This designation does not include any interior spaces.

1456 & 1470 Warren Road Lakewood Board of Education Designation of a Historic Property







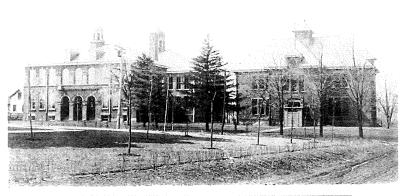
1456 & 1470 Warren Road Lakewood Board of Education Nomination for Historic Property



1880's photo showing East elevation of East Rockport Central School



1958 photo showing East elevation of Grant School





Considerations for Nomination: (Check all that apply to the property)

- [3] Has character, interest or value as part of the heritage of the City, region, State of Ohio or United States;
- (3) Associated with a person or persons who significantly contributed to the historic development of the City;
- (4) Exemplifies the cultural, economic, social, archeological, or historic heritage of the City;
- (5) Reflects the environment of a group of people in an era of history characterized by a distinctive architectural style;
- (6) Reflects distinguishing historical characteristics of a group of people in an era of history characterized by a distinctive architectural style;
- (7) The work of an architect or master builder whose individual work has influenced the development of the City;
- (8) Embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural style or technological innovation;
- (9) Possesses a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community or the City;
- [(10) The likelihood of yielding information important to the understanding of prehistory or history.

Additional Considerations: (Must meet both for eligibility)

- (1) Must have a high degree of historic integrity, without excessive loss of architectural or historic character.
- (2) Must have an internal historic cohesiveness in the sense of a shared common history of its inhabitants, historical development, a shared architectural style or design, or a body of architecture illustrating the evolution of architectural styles over a period of time.

1456 & 1470 Warren Road Lakewood Board of Education Nomination for Historic Property

Request

1134.03(b): Designation of a Historic Property

The Heritage Advisory Board may propose to the Commission nominations of a building as an HP. Proposals for nomination must be on one or more standard publicly available forms promulgated by the Heritage Advisory Board. A proposal for nomination shall specify which specific site improvements are included in the proposal for nomination, and any improvements not specified shall be deemed not to have been nominated.

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1456 & 1470 Warren Road Lakewood Board of Education Designation of a Historic Property



14519 Detroit Avenue One Lakewood Place Planned Development Rezoning

Planned Development Approval Process

- 1. Planning Commission reviews plan for preliminary approval
- 2. Architectural Board of Review begins review of site plan and elevations
- 3. Planning Commission approves final development
- 4. Architectural Board of Review approves site plan, elevations and materials
- 5. City Council approves Planned Development zoning

14519 Detroit Avenue One Lakewood Place Planned Development Rezoning





ABR is in the process of reviewing items from 1156.05:

- Building and Site Design
 Building Materials
 Pedestrian Access and Circulation.

 - Parking
 Landscaping and Screening
 - Screening of roof-mounted equipment
 - Streetscape Improvements
 - Service Area and Mechanical Screening. Signage
 Lighting
 Fences
 Urban Open Space
 Amenities

14519 Detroit Avenue One Lakewood Place Planned Development Rezoning

Final PD Approval: Precise setbacks for the project Finalize heights for all building types (not to exceed) Finalize approach to use groups on site: Commercial uses · Residential uses Parking Community gathering space Vehicle circulation Traffic Study • Bike and Pedestrian movement Public Safety Services & Deliveries · Customer, resident, and visitor circulation Landscape & Streetscape Improvement Plans Lighting Plan Traffic Study 14519 Detroit Avenue One Lakewood Place Planned Development Rezoning



Approved December 6, 2018

Preliminary Plan Approval 1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: *lot* size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation

> 14519 Detroit Avenue One Lakewood Place Planned Development Rezoning

Request - Deferral

The Commission's role shall be to review all applications for Final PD Plan approval and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03.

1156.04 (e)(7)

Upon receipt of the approved Final PD Plan from the Commission the Director shall forward to the Architectural Board of Review for review of the application based on compliance with the standards set forth in subsection (j) below.

requirements and review standards set forth in Section 1156:05 of the Code and Chapter 1325 of the Building Code.

> 14519 Detroit Avenue One Lakewood Place Planned Development Rezoning



13701 & 13901 Detroit Avenue Detroit & Bunts Market Rate Apartments Planned Development Rezoning

Planned Development Rezoning

I. Introduction of the project
II. Planned Development zoning explanation
III.Developer Presentation
IV. Planning Commission questions & feedback
V. Public comment & questions
VI. Discussion on comments & questions
VII.Wrap Up

Discussion tonight

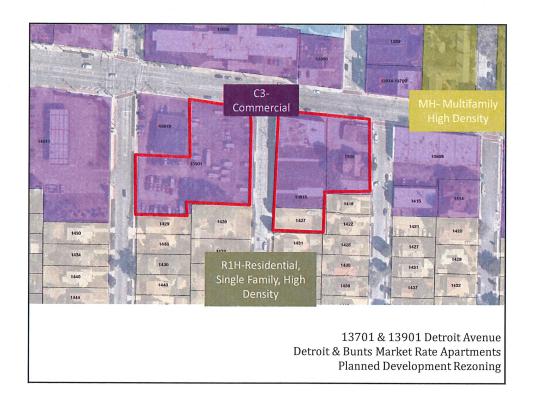
- The role of Planning Commission is to review and provide input on topics related to land use
- The conversation tonight will be focused on things like the approach to design, the site plan, basic building massing, and traffic circulation
- Building materials and rendering details will be reviewed by
 Architectural Board of Review next week.



13701 & 13901 Detroit Avenue Detroit & Bunts Market Rate Apartments Planned Development Rezoning



13701 & 13901 Detroit Avenue Detroit & Bunts Market Rate Apartments Planned Development Rezoning



Planned Development Approval Process

- 1. Planning Commission reviews plan for preliminary approval
- 2. Architectural Board of Review begins review of site plan and elevations
- 3. Planning Commission approves final development
- Architectural Board of Review approves site plan, elevations and materials
- 5. City Council approves Planned Development zoning

13701 & 13901 Detroit Avenue Detroit & Bunts Market Rate Apartments Planned Development Rezoning

Request - Deferral Preliminary Plan Review 1156.04(c)

The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03

1156.03

Prescribes 4 items which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation

1156.01 PURPOSE.

- Promote development that is
 - Innovative;
 - · High-quality, integrated site planning; and
 - Shows sensitivity to cultural, environmental, and economic considerations
 - Recognize market demand for new residential and commercial development within compact, pedestrian friendly districts
- Development which is consistent with the Community Vision including:
 - · More compact development
 - · Pedestrian-friendly site design
 - · Urban street character
 - Energy-efficient design
 - · Industry best practices

13701 & 13901 Detroit Avenue Detroit & Bunts Market Rate Apartments Planned Development Rezoning

Example Requirements of the PD Zoning Chapter

Design Principles that carefully consider:

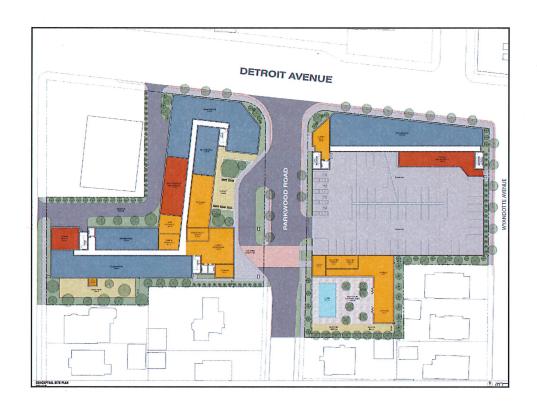
- · Building and Site
- Building Materials
- Vehicular Circulation and Access (Traffic Impact Studies required
- Pedestrian Access and Circulation
- · Parking (Visual impact and quantity)
- Landscaping
- · Streetscape improvements.
- Service Area and Mechanical Screening
- Signage (Master sign plan required)
- Lighting (Lighting plan including photometric illustration required)

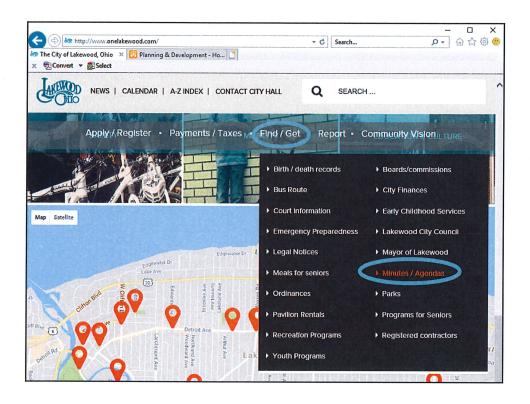
Request - Deferral Preliminary Plan Review 1156.04(c)

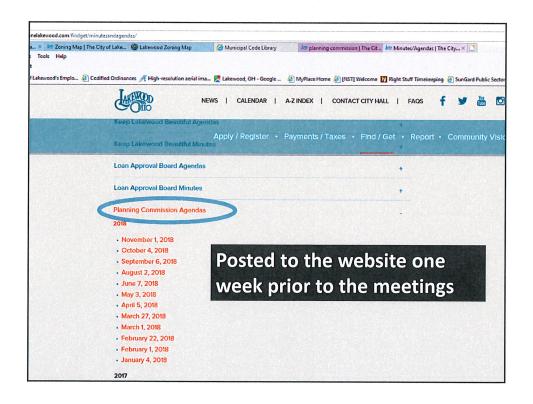
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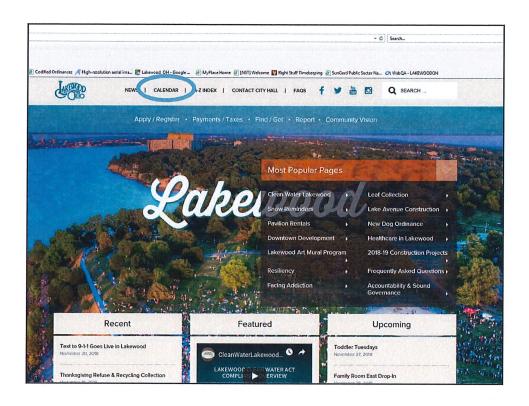
1156.03

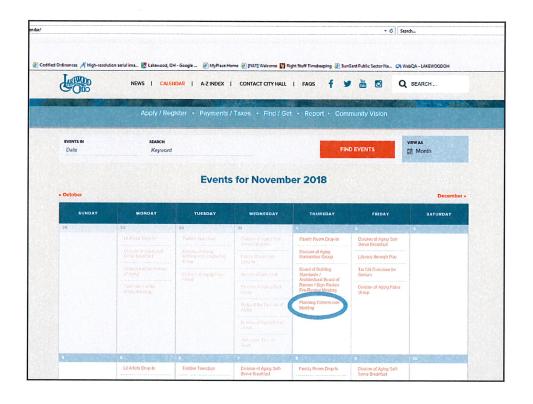
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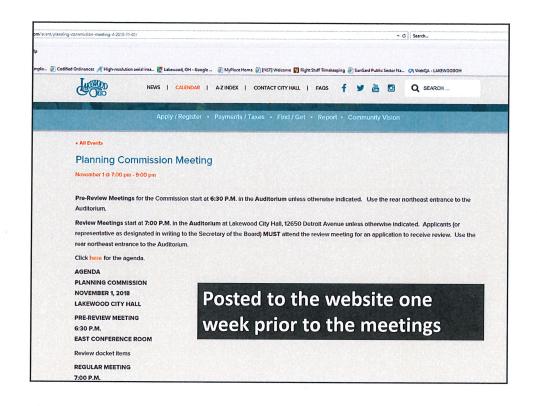


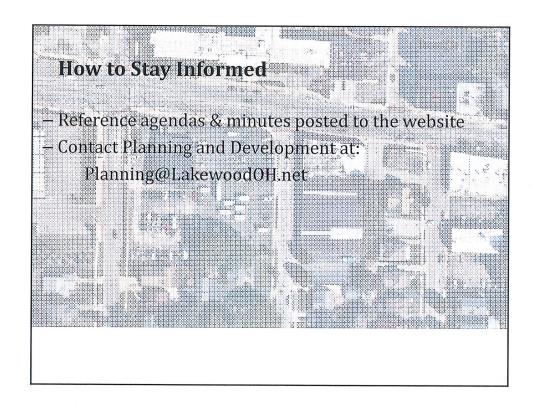


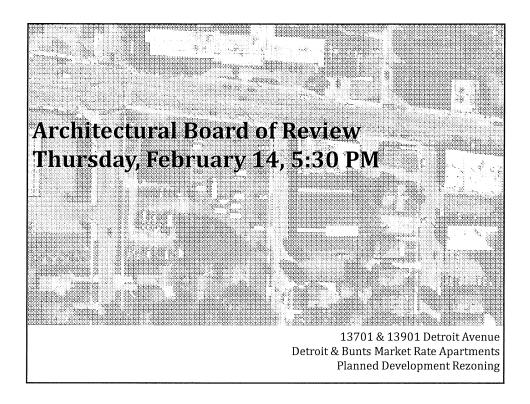












Request - Deferral Preliminary Plan Review 1156.04(c) The Commission's role shall be to review all applications for Preliminary PD Plans and make a recommendation to the Director to approve, approve with conditions, or deny the application based on compliance with Section 1156.03 1156.03 Prescribes 4 items for which the Planning Commission should review when considering a Preliminary Plan for approval. Items such as: lot size, floor area ratio, structure height, residential setbacks, building line setbacks, circulation 13701 & 13901 Detroit Avenue Detroit & Bunts Market Rate Apartments Planned Development Rezoning

